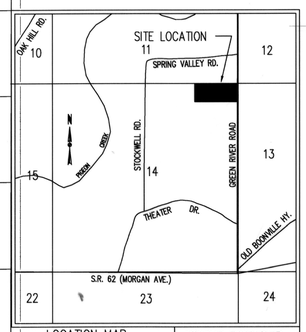


LOCATION MAP — KNIGHT TOWNSHIP

SCALE: 1" 2000'

OWNERS CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME "MYSTIC CREEK PARK AMENDED PLAT" ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "PUE" (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE DISCRETION OF THE PUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "VECTREN EASEMENT" ARE HEREBY DEDICATED FOR THE SOLE USE OF THAT UTILITY AND SUBJECT TO THE SAME RESTRICTIONS STATED WITHIN THE "PUE" DEDICATION.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DE" (DRAINAGE EASEMENT) ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER; PROVIDED HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES PROVIDED, THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS, EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITY SO LONG AS ANY DAMAGE CAUSED TO A DRAINAGE FACILITY IS REPAIRED BY THE UTILITY COMPANY. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND EROSION CONTROL OF SAID EASEMENTS AND SHALL NOT PLACE LANDSCAPING, EARTH BERMS, FENCES OR OTHER OBSTRUCTIONS THAT IMPEDE OR REDUCE THE FLOW OF WATER.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "DAUGPUE" (DRAINAGE & UNDERGROUND PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED FOR CONVEYANCE OF SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE AND FOR THE MAINTENANCE AND OPERATION OF UNDERGROUND PORTIONS OF PUBLIC UTILITY FACILITIES, INCLUDING FLUSH WITH SURFACE LEVEL MANHOLES AND VAULTS THAT DO NOT IMPEDE DRAINAGE FLOW, ACCESS ALONG THE EASEMENT, OR MOWING AND MAINTENANCE OF THE EASEMENT. NO STRUCTURES OTHER THAN SUCH UTILITY FACILITIES OR DRAINAGE WAYS OR SYSTEMS SHALL BE LOCATED WITHIN SAID AREAS OF LAND AND ANY FENCE LOCATED WITHIN SAID AREAS OF LAND IS SUBJECT TO REMOVAL BY THE DRAINAGE BOARD OR A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "LMASDE" (LAKE MAINTENANCE & STORM DETENTION EASEMENT), ARE HEREBY DEDICATED FOR THE MAINTENANCE OF THE STORM DRAINAGE LAKE AND MAINTENANCE, AND STORAGE OF STORM WATER. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST HAVE THE APPROVAL OF THE DRAINAGE BOARD. FENCES MAY NOT BE EXTENDED INTO THE LAKE MAINTENANCE AND STORM DETENTION EASEMENTS.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED "INGRESS/EGRESS EASEMENT", ARE HEREBY DEDICATED FOR THE INGRESS AND EGRESS OF VEHICLES TO AND FROM THE INTERNAL STREETS. ANY ALTERATIONS TO THE LAND WITHIN THESE EASEMENTS MUST NOT HINDER VEHICLE ACCESS WITHIN SAID EASEMENT.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR NECESSARY CONSTRUCTION, MAINTENANCE OR RECONSTRUCTION.

JACK TUBBS, II
MANAGER
MYSTIC CREEK, LLC
P.O. BOX 295
NEWBURGH, IN 47629-0295

JOHN HAM
MEMBER
MYSTIC CREEK, LLC
P.O. BOX 295
NEWBURGH, IN 47629-0295

Notary Certificate:

STATE OF INDIANA,)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 19th day of January, 2006.2007

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public

Patricia E. Keith
(typed or printed name)

09-731-17-156-002
EDWARD ROSE OF INDIANA
P.O. BOX 24007
SPEEDWAY, IN 46224

ALLEN E. HOM TRUST
ALLEN HOM
17221 LIDO LANE
HUNTINGTON BEACH, CA 92647

Notary Certificate:

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 12th day of JANUARY, 2007.

My Commission Expires: AUG 22, 2007

Notary resides in CALIFORNIA County, ORANGE.

Notary Public: JONATHAN WANJ
(typed or printed name)

ROAD PLANS WERE APPROVED AT THE VANDERBURGH COUNTY COMMISSIONERS MEETING OF OCTOBER 25, 2005.

FINAL MASTER DRAINAGE PLANS WERE APPROVED AT THE VANDERBURGH COUNTY DRAINAGE BOARD MEETING OF OCTOBER 25, 2005.

SANITARY SEWER PLANS WERE APPROVED BY THE EWSU AND UTILITY BOARD FEBRUARY 14, 2006.

Area Plan Commission Certificate:

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on January 8, 2007.

President: Blaine Oliver
Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY — OFFICIAL SEAL

Secondary Plat complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director

Feb. 6, 2007
Plat Release Date

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
02-06-07 (DATE)
BILL FLUTY AUDITOR
760 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 02-06-07 9:45A M
PLAT BOOK S-
PAGE 40
INSTR# 2007R0003696
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

Surveyor's Certificate:

I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on February 7th, 2005, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 14TH day of February, 2005.

Ralph A. Easley, Jr. L.S.
Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT

THIS INSTRUMENT PREPARED BY ANDY EASLEY ENGINEERING, INC.

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS IT IS REQUIRED BY LAW.

SIGNATURE
RALPH A. EASLEY, JR.
DECLARANT

BOUNDARY DESCRIPTION

THE AMENDED PLAT OF MYSTIC CREEK PARK AS RECORDED IN PLAT BOOK "S" PAGE 2 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 10 WEST LYING IN KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "VCS" AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION

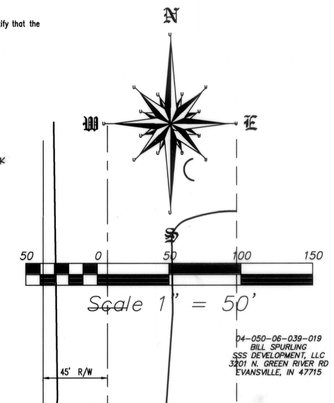
1: SOUTH 00°00'17" WEST 485.20 FEET TO A MAG NAIL; THENCE

2: SOUTH 89°42'33" WEST 453.02 FEET TO A 5/8" REBAR WITH CAP STAMPED "EASLEY LS0006"; THENCE

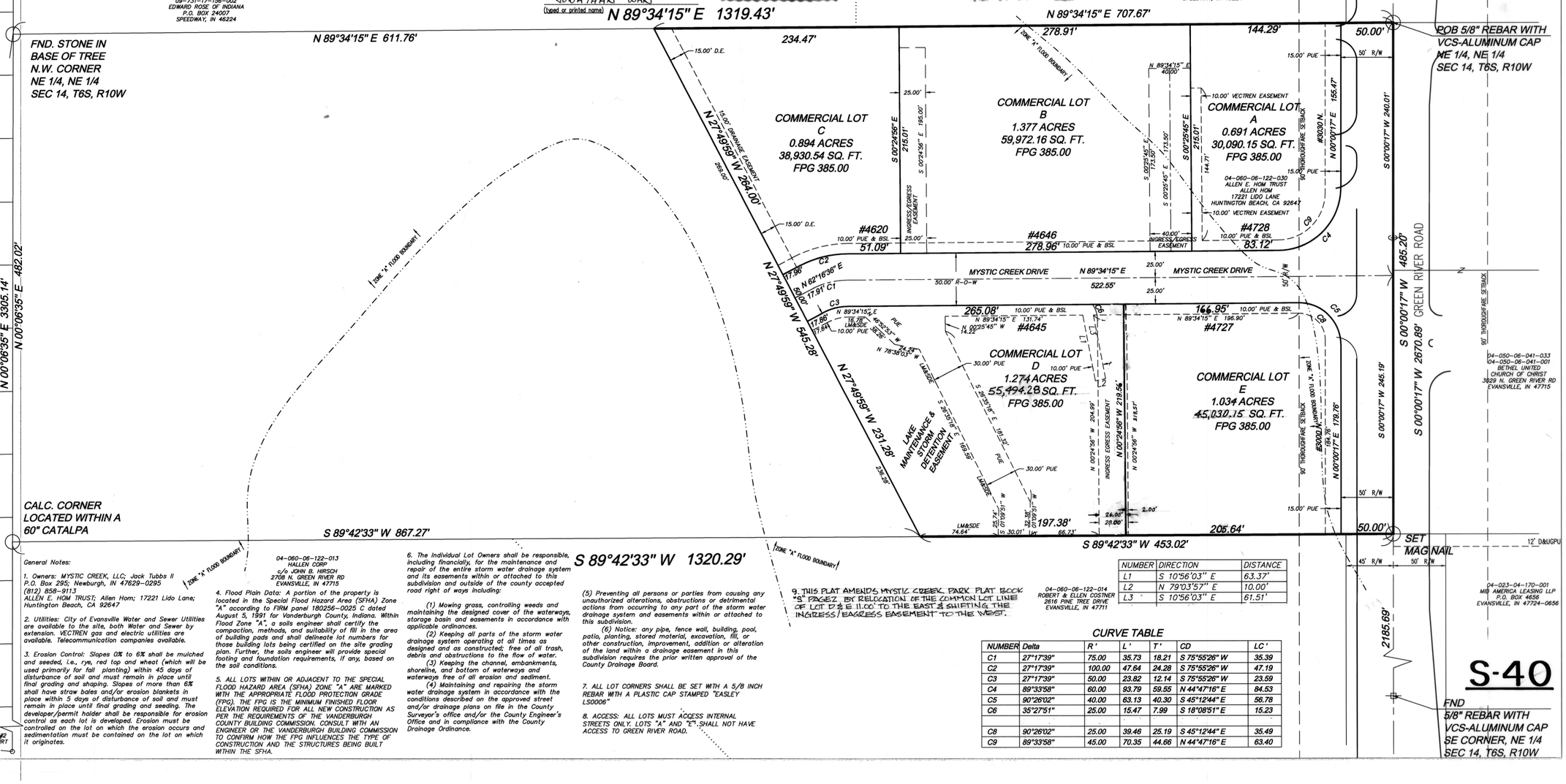
3: NORTH 27°49'59" WEST 545.28 FEET TO A 5/8" REBAR WITH A CAP STAMPED "EASLEY LS0006" IN THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG SAID NORTH LINE

4: NORTH 89°34'15" EAST 707.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.455 ACRES, MORE OR LESS.

09-731-17-156-002
EDWARD ROSE OF INDIANA
P.O. BOX 24007
SPEEDWAY, IN 46224



04-050-06-039-019
BILL SPURLING
SSS DEVELOPMENT, LLC
3301 N. GREEN RIVER RD
EVANSVILLE, IN 47715



General Notes:

1. Owners: MYSTIC CREEK, LLC; Jack Tubbs II P.O. Box 295; Newburgh, IN 47629-0295 (812) 858-9113
ALLEN E. HOM TRUST; Allen Horn; 17221 Lido Lane; Huntington Beach, CA 92647

2. Utilities: City of Evansville Water and Sewer Utilities are available to the site, both Water and Sewer by extension. VECTREN gas and electric utilities are available. Telecommunication companies available.

3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.

4. Flood Plain Data: A portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRM panel 180256-0025 C dated August 5, 1991 for Vanderburgh County, Indiana. Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

5. ALL LOTS WITHIN OR ADJACENT TO THE SPECIAL FLOOD HAZARD AREA (SFHA) ZONE "A" ARE MARKED WITH THE APPROPRIATE FLOOD PROTECTION GRADE (FPG). THE FPG IS THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED FOR ALL NEW CONSTRUCTION AS PER THE REQUIREMENTS OF THE VANDERBURGH COUNTY BUILDING COMMISSION. CONSULT WITH AN ENGINEER OR THE VANDERBURGH BUILDING COMMISSION TO CONFIRM HOW THE FPG INFLUENCES THE TYPE OF CONSTRUCTION AND THE STRUCTURES BEING BUILT WITHIN THE SFHA.

6. The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of the entire storm water drainage system and its easements within or attached to this subdivision and outside of the county accepted road right of ways including:

(1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.

(2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.

(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.

(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.

7. ALL LOT CORNERS SHALL BE SET WITH A 5/8 INCH REBAR WITH A PLASTIC CAP STAMPED "EASLEY LS0006"

8. ACCESS: ALL LOTS MUST ACCESS INTERNAL STREETS ONLY. LOTS "A" AND "E" SHALL NOT HAVE ACCESS TO GREEN RIVER ROAD.

9. THIS PLAT AMENDS MYSTIC CREEK PARK PLAT BLOCK "S" PAGE 2, BY RELOCATION OF THE COMMON LOT LINE OF LOT D & E 11.00' TO THE EAST & SHIFTING THE INGRESS/EGRESS EASEMENT TO THE WEST.

NUMBER	DIRECTION	DISTANCE
L1	S 10°56'03" E	63.37'
L2	N 79°03'57" E	10.00'
L3	S 10°56'03" E	61.51'

CURVE TABLE

NUMBER	Delta	R'	L'	T'	CD	LC'
C1	27°17'39"	75.00	35.73	18.21	S 75°55'26" W	35.39
C2	27°17'39"	100.00	47.64	24.28	S 75°55'26" W	47.19
C3	27°17'39"	50.00	23.82	12.14	S 75°55'26" W	23.59
C4	89°33'58"	60.00	93.79	59.55	N 44°47'16" E	84.53
C5	90°26'02"	40.00	63.13	40.30	S 45°12'44" E	56.78
C6	35°27'51"	25.00	15.47	7.99	S 18°08'51" E	15.23
C8	90°26'02"	25.00	39.46	25.19	S 45°12'44" E	35.49
C9	89°33'58"	45.00	70.35	44.66	N 44°47'16" E	63.40

S-40

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

AMENDED PLAT
MYSTIC CREEK PARK
3030 N. GREEN RIVER RD
VANDERBURGH CO., INDIANA

DRAWN BY: JKS
CHECKED BY: RAE
SCALE: 1" = 50'
DATE: 11-07-05
PROJECT NO.: 79177
REVISIONS JKS 12-21-06

SHEET NO.: 1 OF 1

apc #9-5-2005